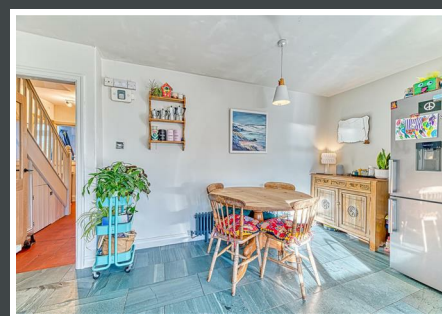
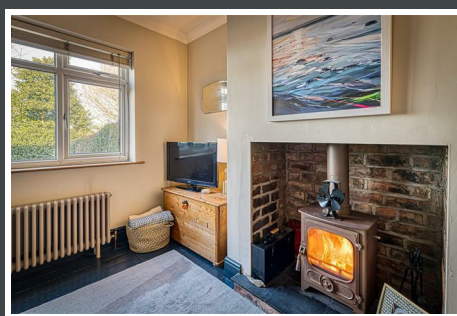




# Runcorn Road, Moore Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- First Time Buyers
- Woodburners
- Modern Kitchen
- Cosy Cottage Feel
- Village Location
- Three Bedrooms
- Upgraded Bathroom
- Countryside Views
- Driveway Parking
- Character Features

## DESCRIPTION

A warm and inviting home surrounded by stunning countryside views, offered for sale in the desirable village of Moore. Showcasing original features and a cottage feel throughout, this three bedroom property offers a charming lounge, driveway parking, a modern kitchen and ample outdoor space. A perfect home for first time buyers and families looking to enjoy a rural lifestyle.

Upon entering, you are welcomed by a warm and inviting ambiance along with original tiled flooring. The lounge features a cosy fireplace with a woodburner, creating a perfect spot to unwind and relax. The spacious kitchen/dining room overlooks the garden with natural light flooding through the windows, highlighting the character of the room. The kitchen is equipped with modern appliances while maintaining a rustic charm and is an ideal space for preparing delicious meals and enjoying family gatherings. Completing the downstairs is the conveniently positioned WC and understairs storage.

Upstairs there are three good-sized bedrooms, providing comfort and privacy to family members and guests. The charming family bathroom has been recently upgraded and the rear bedrooms showcase views over the stunning local countryside.



## GARDEN

Nestled in a rural setting, surrounded by the Cheshire Countryside, this property offers ample outdoor space with a well maintained, private rear garden. In addition to the inviting lawn and patio, there is a fully serviced shepherds hut, ideal as a home office and benefitting from a cosy woodburner, perfect for the winter months. There is one additional parking space to the rear with driveway parking for two vehicles, to the front along with an EV charging point.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 4.07m x 3.58m Lounge
- 4.65m x 4.06m Kitchen/Dining Room
- 2.50m x 0.81m WC

### FIRST FLOOR

- Landing
- 3.66m x 3.58m Bedroom One
- 2.50m x 3.58m Bedroom Two
- 2.67m x 2.16m Bedroom Three



## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 74Mb (Via BT)

## LOCATION - MOORE

Moore village is a unique and truly delightful village encircled by beautiful landscapes and canals. This idyllic village benefits from one popular public house and a local village store and with Moore Nature reserve nearby this really is a wonderful place to live. Within the local vicinity you will find some of Warrington's most highly regarded schools. Moore is within close proximity to the M56 motorway which makes it perfect for commuting to Liverpool, Manchester and Chester. Moore Village is also in a conservation area.

## DISTANCES

- Walton Garden 30 minute walk
- Stockton Heath Village 3 mile walk
- Warrington Town Centre 4 miles
- Manchester Airport 19 miles via M56
- Chester City Centre 19 miles via M56
- Manchester City Centre 26 miles via M56
- Liverpool City Centre 33 miles via M62

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Halton Borough Council

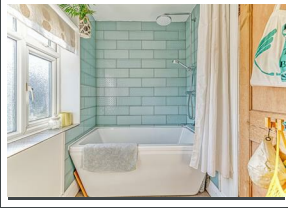
**Council Band:** C

**Tenure:** Freehold

### Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.



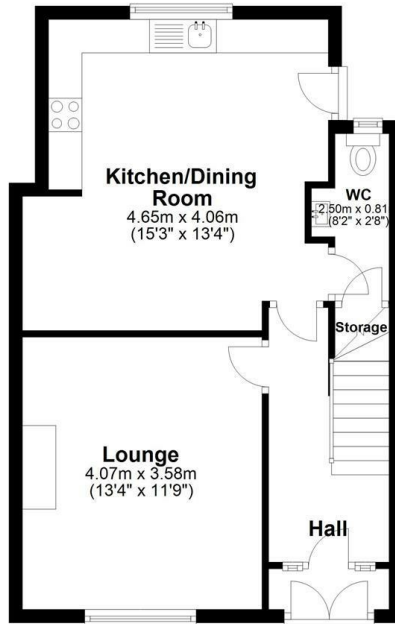


## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

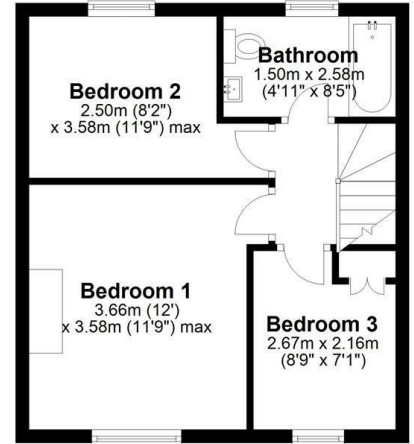
### Ground Floor

Approx. 44.9 sq. metres (483.0 sq. feet)



### First Floor

Approx. 34.1 sq. metres (366.8 sq. feet)



Total area: approx. 79.0 sq. metres (849.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	80
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only. Please call 01925 267070 to arrange a viewing.

## OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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